Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 487 Middleborough Road, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price	\$1,405,000	Pro	perty Type	House		Suburb	Box Hill North
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	145 Surrey Rd BLACKBURN 3130	\$1,250,000	18/11/2025
2	933 Station St BOX HILL NORTH 3129	\$1,180,000	15/07/2025
3	55 Surrey Rd BLACKBURN NORTH 3130	\$1,170,000	21/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/11/2025 17:56



Date of sale











Property Type: House Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,200,000 **Median House Price** September quarter 2025: \$1,405,000

Comparable Properties



145 Surrey Rd BLACKBURN 3130 (REI)







Price: \$1,250,000 Method: Private Sale Date: 18/11/2025 Property Type: House

Land Size: 629 sqm approx

Agent Comments



933 Station St BOX HILL NORTH 3129 (REI/VG)







Agent Comments

Price: \$1,180,000 Method: Private Sale Date: 15/07/2025 Property Type: House Land Size: 648 sqm approx



55 Surrey Rd BLACKBURN NORTH 3130 (VG)





Agent Comments

Price: \$1,170,000 Method: Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 766 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707





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